



County of Orange

MEMO

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FILE: PA 02-0008

DATE: February 27, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA 02-0008 for a Site Development Permit for Standard Pacific Homes to construct four model homes and a sales office.

LOCATION: 28156 Roanoke Drive, Ladera

APPLICANT: DMB Ladera on behalf of Standard Pacific Homes

I. NATURE OF PROJECT:

The subject property is zoned PC and is located in the Ladera Planned Community within Planning Area 3. DMB Ladera on behalf of Standard Pacific Homes has submitted this Site Development Permit for the construction of four model homes to be located within Tract 16238. The model homes will be located on lots 46, 47, 48, and 49. The garage of the house on Lot 46 will be converted to a temporary sales office for the first time sale of homes in Tracts 16238 and 16246. A parking lot consisting of 13 parking spaces and one handicap space will be provided on Lots 44 and 45. A handicap accessible bathroom will be located in the parking lot area. Tract 16238 is composed of 12.52 acres and has been subdivided into 54 parcels. The project also includes typical signage, landscaping, trap fencing, and pennant flags.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is deemed Categorical Exempt (Class 3) as defined by the California Environmental Quality Act. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

Appendix C – Aerial Photo

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.